

ATTACHMENT J1

Youngstown ARS Natural Gas Distribution System

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J1 Youngstown ARS Natural Gas Distribution System

J1.1 Youngstown ARS Overview

Youngstown ARS is located at the Youngstown-Warren Regional Airport in Trumbull County, in northeastern Ohio. Its primary mission is to serve as home of the 910th Airlift Wing, an Air Force Reserve C-130H unit with two flying squadrons and a total of 16 aircraft. A portion of the Wing is devoted to its aerial spray mission. The Wing has nearly 1,300 drilling Air Force Reservists. The installation also hosts a Navy-Marine Corps Reserve Center that is home to nearly 400 Naval and Marine Corps Reservists.

The installation has 59 operational buildings, primarily aviation maintenance, training and administrative facilities. While there are dormitories for temporary lodging, there is no permanent housing on the installation. The Western Reserve Port Authority (a joint venture of Mahoning and Trumbull Counties and the cities of Warren and Youngstown) operates the airport itself, including its three runways, while the Air Force provides full-time fire protection for the entire airport. The Federal Aviation Administration's control tower is located on the installation. The installation also operates an additional assault runway on leased property parallel to the airport's main runway. This assault strip is not contiguous to the installation, has no natural gas supply, and is not considered in this solicitation.

J1.2 Natural Gas Distribution System Description

J1.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The Youngstown ARS natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

J1.2.1.1 Description

The natural gas distribution system comprises approximately 10,000 feet of gas main. Ownership by the installation begins at the low side of the master meter, which is rated at

16,000 cubic feet per hour. The operating pressure on the installation is 12 PSIG, which is adequate to support current and planned loads. Currently, 37 facilities receive gas from this system. Much of the system is looped, but the existing valves are service valves, rather than sectionalizing valves. The primary trunk line is 1,600 feet of 6-inch steel pipe installed in 1980; it includes a cathodic protection system. The remainder of the distribution system consists of 3- to 6-inch polyethylene (PE) pipe installed in 1981 and 1982. The PE pipe was not marked with magnetic tracing wire when it was installed.

This system feeds all buildings on the installation, with the exception of Buildings 307, 308, 309, and 311 at the northwestern end of the installation, and Buildings 504, 513, and 515 at the opposite end. There are no buildings or other facilities devoted exclusively to the natural gas system.

J1.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Youngstown ARS natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Youngstown ARS

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PE Gas Pipe	6 inch	1,401	LF	1981-1982
PE Gas Pipe	4 inch	2,625	LF	1981-1982
PE Gas Pipe	3 inch	3,576	LF	1981-1994
PE Gas Pipe	2 inch	444	LF	1981-1982
Steel Gas Pipe	6 inch	1,586	LF	1980
Steel Plug Valves	6 inch	4	EA	1980
PE Ball Valves	6 inch	6	EA	1981-1982
PE Ball Valves	4 inch	8	EA	1981-1982
PE Ball Valves	3 inch	13	EA	1981-1994
PE Ball Valves	2 inch	1	EA	1981-1982
Large Regulators	N/A	N/A	N/A	N/A
Small Regulators	6 inch	1	EA	1981
Large Meters	N/A	N/A	N/A	N/A
Small Meters	≤ 6 inch	37	EA	1980-1994
Cathodic Protection Systems	N/A	1	EA	1980
Sacrificial Anodes	N/A	5	EA	1984
SAS Test Stations	N/A	3	EA	1980
Impressed Current System	N/A	N/A	N/A	N/A

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Rectifiers	N/A	N/A	N/A	N/A

Notes:

PE = Polyethylene

LF = Linear Feet

EA = Each

IN = Inches

PSI = Pounds per Square Inch

J1.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Natural Gas Distribution System Youngstown ARS

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Youngstown ARS

Description	Quantity	Location	Maker
None			

J1.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Natural Gas Distribution System Youngstown ARS

Qty	Item	Description	Remarks
1 Set	Drawings	Natural Gas Distribution System	AutoCad

J1.3 Specific Service Requirements

The service requirements for the Youngstown ARS natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Youngstown ARS natural gas distribution system and are in

addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

There are no additional requirements beyond those listed in Section C.

J1.4 Current Service Arrangement

Natural gas service is provided to the installation ARS by the East Ohio Gas Company through a single three-inch master meter and regulator at the northeast corner of the installation, along King Graves Road. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish the Operations and Maintenance requirements to provide natural gas service to the installation.

J1.5 Secondary Metering

J1.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J1.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Youngstown ARS

Meter Location	Meter Description
<i>Bldg 101</i>	Consumption data
<i>Bldg 104</i>	Consumption data
<i>Bldg 111</i>	Consumption data
<i>Bldg 112</i>	Consumption data
<i>Bldg 113, Mess Hall</i>	Consumption data
<i>Bldg 113, Boiler Room</i>	Consumption data
<i>Bldg 120</i>	Consumption data for reimbursement
<i>Bldg 126</i>	Consumption data
<i>Bldg 128</i>	Consumption data
<i>Bldg 201</i>	Consumption data for reimbursement
<i>Bldg 203</i>	Consumption data
<i>Bldg 205</i>	Consumption data
<i>Bldg 208</i>	Consumption data
<i>Bldg 217</i>	Consumption data
<i>Bldg 219</i>	Consumption data for reimbursement

Meter Location	Meter Description
<i>Bldg 295</i>	Consumption data
<i>Bldg 301</i>	Consumption data
<i>Bldg 302</i>	Consumption data
<i>Bldg 305</i>	Consumption data
<i>Bldg 400</i>	Consumption data
<i>Bldg 402</i>	Consumption data
<i>Bldg 403</i>	Consumption data
<i>Bldg 407</i>	Consumption data
<i>Bldg 413</i>	Consumption data
<i>Bldg 415</i>	Consumption data
<i>Bldg 501</i>	Consumption data
<i>Bldg 503</i>	Consumption data
<i>Bldg 507</i>	Consumption data
<i>Bldg 517</i>	Consumption data
<i>Bldg 518</i>	Consumption data
<i>Bldg 525</i>	Consumption data
<i>Bldg 530</i>	Consumption data
<i>Bldg 532</i>	Consumption data
<i>Bldg 533</i>	Consumption data
<i>Bldg 540</i>	Consumption data for reimbursement
<i>Bldg 541</i>	Consumption data
<i>Target Range</i>	Consumption data

J1.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J1.6 below.

TABLE 6
New Secondary Meters
Natural Gas Distribution System Youngstown ARS

Meter Location	Meter Description
None	

J1.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

910th AW/LG/LGC
Attn: Phyllis Delgros
Youngstown Air Reserve Station, Unit 25
3976 King Graves Rd
Vienna, Ohio 44473-5925

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

910th SPTG/CE
Attn: Base Civil Engineer
3976 King Graves Road, Unit 37
Vienna, Ohio 44473-5937
(330) 609-1060

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

910th SPTG/CE
Attn: Base Civil Engineer
3976 King Graves Road, Unit 37
Vienna, Ohio 44473-5937
(330) 609-1060

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

910th SPTG/CE
Attn: Base Civil Engineer
3976 King Graves Road, Unit 37
Vienna, Ohio 44473-5937
(330) 609-1060

J1.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, no projects have been implemented by the Government for conservation purposes.

J1.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Youngstown ARS boundaries.

J1.9 Off-Installation Sites

No off-installation sites are included in the sale of the Youngstown ARS natural gas distribution system.

J1.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System Youngstown ARS

Location	Description
None	

J1.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Youngstown ARS natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-2. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Deficiencies
Natural Gas Distribution System Youngstown ARS

Project Location	Project Description
Herriman Road	Add a sectionalizing valve to the main gas line